

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

24 Dundas Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$690,000

Median sale price

Median price

\$477,500

Property Type

House

Suburb

Sale

Period - From

31/07/2022

to

30/07/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	12 King Av SALE 3850	\$705,000	24/01/2023
2	175-177 Macarthur St SALE 3850	\$705,000	09/01/2023
3	137 Pearson St SALE 3850	\$700,000	27/11/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/07/2023 08:14



4 2 1

Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$690,000

Median House Price
31/07/2022 - 30/07/2023: \$477,500

Comparable Properties



12 King Av SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$705,000
Method: Private Sale
Date: 24/01/2023
Property Type: House
Land Size: 866 sqm approx



175-177 Macarthur St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$705,000
Method: Private Sale
Date: 09/01/2023
Property Type: House
Land Size: 835 sqm approx



137 Pearson St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$700,000
Method: Sale
Date: 27/11/2022
Property Type: House (Res)
Land Size: 1009 sqm approx